

Stratford Housing Partnership

1. State law provides for an over-ride of local zoning for a specific development when:
- a. less than 10 percent of the communities housing stock is deed-restricted to be affordable, and
 - b. at least 30 percent of the housing units in the proposed development will be deed-restricted as affordable.
- Answered 9
Skipped 0

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should try to find ways to provide for more units of affordable housing so that we are less likely to be subject to State over-ride of local zoning	89%	0%	11%	0%	0%

2. The Stratford Housing Authority receives Federal funds to provide housing for: - lower income elderly/disabled, and- lower income families. The Housing Authority currently manages 514 units of such housing in Stratford.
- Answered 9
Skipped 0

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should support Housing Authority efforts to build more units to address the needs of lower income elderly / disabled persons.	89%	11%	0%	0%	0%
Stratford should support Housing Authority efforts to build more units to address the needs of lower income families.	78%	11%	11%	0%	0%

Stratford Housing Partnership

3. Multi-family housing (apartments or condominiums) can help provide housing choices and options for people seeking to downsize, live maintenance free, access amenities/services, or other needs including:
- a. retired persons / "snow birds"
 - b. "active adults" and "empty nesters"
 - c. younger persons and families

Answered 9
Skipped 0

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should revise the Zoning Regulations to enable opportunities <i>town-wide</i> to increase the number and variety of multi-family units.	56%	0%	11%	22%	11%
	56%			33%	
Stratford should allow multi-family residential buildings and mixed-use buildings <i>in the Town Center and along Route 1</i> in order to encourage redevelopment of some sites and offer more housing choices.	56%	33%	0%	0%	11%
	89%			11%	

4. As stated earlier, there is the potential for a State over-ride of local zoning if less than 10 percent of Stratford's housing stock is deed-restricted as affordable. If Stratford does not require affordable housing as part of future residential development, we will get further and further behind in terms of meeting this threshold. One option is to require that a certain percentage of future residential development be deed-restricted as affordable in order to:
- a. catch up on the number of affordable units, or
 - b. not continue to fall behind on this threshold.

Answered 9
Skipped 0

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should require that any new residential development include affordable units or make other provision for affordable housing.	56%	33%	11%	0%	0%
	89%			0%	

Stratford Housing Partnership

5. Affordable housing (whether deed-restricted or not) can occur through: - accessory apartments (accessory living units as part of existing single-family houses), or- two family houses (although some existing two-family houses may be challenged by the fact that they are not considered a permitted use in the zoning district they find themselves in).

Answered 9
Skipped 0

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should allow accessory apartments within existing single-family homes for people who want them.	56%	22%	0%	11%	11%
	78%			22%	
Stratford should legitimize the two-family housing that already exists in the community.	78%	0%	11%	11%	0%
	78%			11%	

6. Design of new housing development (including multi-family housing) can affect the perception of how it fits into the neighborhood and the community. Stratford already has design guidelines for buildings with 8 or more multi-family units.

Answered 9
Skipped 0

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should review existing design guidelines for new multi-family development to ensure that it will fit into the character of Stratford.	78%	22%	0%	0%	0%
	100%			0%	
Stratford should consider extending existing design guidelines to other multi-family developments (less than 8 units, affordable housing, etc.).	56%	22%	22%	0%	0%
	78%			0%	

Stratford Housing Partnership

7. Businesses in Stratford (and elsewhere in the region) rely on the availability of housing affordable to their employees. Stratford could strengthen its ability to attract new economic development by having housing affordable to a wide variety of people. Answered 9
Skipped 0

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should have more housing options in order to have a housing stock that will attract businesses and thereby strengthen Stratford's tax base.	56%	33%	0%	0%	11%
	89%			11%	

8. Artists and arts organizations can sometimes be challenged by housing costs. Answered 9
Skipped 0

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should have more housing options to support artist, arts organizations, and local cultural opportunities.	67%	22%	11%	0%	0%
	89%			0%	

9. Are there any other strategies related to housing options / choices you feel Stratford should consider? Answered 4
Skipped 5

10. Are there any concerns you might have about new housing development (or changes in existing housing) in Stratford? Answered 4
Skipped 5

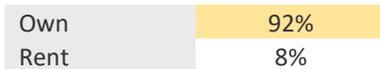
11. Are there any other thoughts you would like to share for consideration with regard to the Housing Plan? Answered 3
Skipped 6

Members Of Local Boards & Commissions

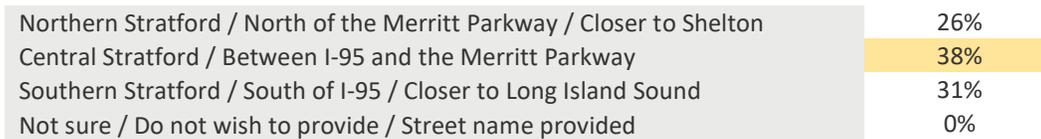
1. Do you currently live in Stratford? Answered 73
Skipped 0



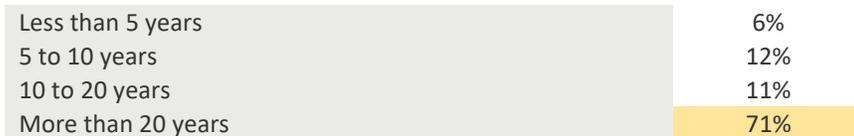
2. Do you own or rent your current residence? Answered 65
Skipped 8



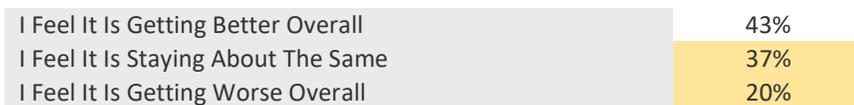
3. How would you describe the general area where you live? Answered 65
Skipped 8



4. How long have you lived in Stratford? Answered 65
Skipped 8



5. How do you feel about the overall quality of life in Stratford over the past few years? Answered 65
Skipped 8



Members Of Local Boards & Commissions

6. Which of the following housing types: Answered 832
Skipped 216
- Have you lived in before? (check all that apply)
 - Do you live in today? (check one)
 - Might you live in at some time in the future? (check all that may apply)

Most board and commission members live in single-family houses today and appear to expect to do so in the future.

	Past	TODAY	Future
Single-Family House	31	53	13
2-4 Family Building	23	3	2
Townhouse	13	1	2
1-3 Story Multi-Unit Apartment Building (Studio, 1BR, etc.)	12	0	2
4+ Story Multi-Unit Apartment Building (Studio, 1BR, etc.)	6	0	1
1-3 Story Multi-Unit Condominium Building (Studio, 1BR, etc.)	7	3	3
4+ Story Multi-Unit Condominium Building (Studio, 1BR, etc.)	1	0	1
Dormitory / Fraternity / Sorority	19	0	0
Life Care Community / Assisted Living / Nursing Home	0	0	5
Other	1	0	0
Total	113	60	29
<i># Multiple / (# Missing) to get to 60</i>	53	-	(31)

7. Now, for each of these housing types, do you think Stratford currently has too little, too much, or just about the right amount of such housing? Answered 811
Skipped 237

Participants seemed most accepting of single-family homes (just about right). The categories where participants were most likely to feel there was too little housing was townhouses and assisted living type situations ("too little"). The results also seem to indicate that participants tend to prefer condominiums over apartments and shorter buildings over taller buildings ("too much").

	Too Little	Just about Right	Too Much
Single-Family House	16%	70%	13%
2-4 Family Building	22%	62%	16%
Townhouse	33%	62%	6%
1-2 Story Multi-Unit Apartment Building (Studio, 1BR, etc.)	31%	46%	22%
3-4 Story Multi-Unit Apartment Building (Studio, 1BR, etc.)	34%	34%	32%
5+ Story Multi-Unit Apartment Building (Studio, 1BR, etc.)	28%	36%	36%
1-2 Story Multi-Unit Condominium Building (Studio, 1BR, etc.)	33%	54%	13%
3-4 Story Multi-Unit Condominium Building (Studio, 1BR, etc.)	20%	47%	33%
5+ Story Multi-Unit Condominium Building (Studio, 1BR, etc.)	15%	41%	43%
Dormitory / Fraternity / Sorority	18%	62%	21%
Life Care Community / Assisted Living / Nursing Home	28%	62%	10%
Other	0%	75%	25%

Members Of Local Boards & Commissions

8. If you were going to be seeking new housing at this point in your life, how important do you feel the following factors would be in your decision?

Answered 826
Skipped 222

When ranked by the percent feeling “very important” or “somewhat important”, housing cost and affordability ranked fourth on the list behind crime rate, housing condition, and real estate taxes.

	Very Important	Somewhat Important	Not Sure / No Opinion	Not That Important	Not Very Important At All
1. Crime Rate	79%	19%	0%	0%	2%
2. Price / Affordability	73%	24%	2%	0%	2%
3. Real Estate Taxes	79%	16%	3%	0%	2%
4. Curb Appeal Of Housing	55%	40%	2%	2%	2%
5. Condition of Housing	77%	16%	5%	0%	2%
6. Noise Levels	69%	24%	5%	0%	2%
7. Town Amenities / Services	58%	31%	6%	2%	3%
8. Town Prestige	42%	34%	15%	5%	5%
9. Close To Family / Friends	31%	44%	16%	8%	2%
10. Ped. / Bicycle Improvements	40%	31%	13%	10%	6%
11. Close To Parks / Rec. / Schools	29%	42%	8%	19%	2%
12. Close To Work	25%	42%	10%	12%	10%
13. Close To Shopping / Services	21%	45%	13%	18%	3%
14. 1-2 Bedrooms	32%	29%	14%	12%	14%
15. Quality Of Schools	48%	10%	15%	16%	11%
16. 3-4 Bedrooms	35%	18%	7%	18%	23%
17. Close To Transit (bus, train, etc.)	15%	28%	15%	23%	20%
18. 5 Bedrooms Or More	9%	9%	9%	11%	63%

Members Of Local Boards & Commissions

9. State law provides for an over-ride of local zoning for a specific development when: Answered 60
Skipped 13
- less than 10 percent of the communities housing stock is deed-restricted to be affordable, and
 - at least 30 percent of the housing units in the proposed development will be deed-restricted as affordable.

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should try to find ways to provide for more units of affordable housing so that we are less likely to be subject to State over-ride of local zoning	32%	38%	8%	8%	13%
	70%			21%	

10. The Stratford Housing Authority receives Federal funds to provide housing for: - lower income elderly/disabled, and- lower income families. The Housing Authority currently manages 514 units of such housing in Stratford. Answered 696
Skipped 352

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should support Housing Authority efforts to build more units to address the needs of lower income elderly / disabled persons.	37%	42%	5%	12%	3%
	79%			15%	
Stratford should support Housing Authority efforts to build more units to address the needs of lower income families.	23%	30%	10%	27%	10%
	53%			37%	

Members Of Local Boards & Commissions

11. Multi-family housing (apartments or condominiums) can help provide housing choices and options for people seeking to downsize, live maintenance free, access amenities/services, or other needs including:
- retired persons / "snow birds"
 - "active adults" and "empty nesters"
 - younger persons and families

Answered 60
Skipped 13

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should revise the Zoning Regulations to enable opportunities <i>town-wide</i> to increase the number and variety of multi-family units.	20%	27%	12%	15%	27%
	47%			42%	
Stratford should allow multi-family residential buildings and mixed-use buildings <i>in the Town Center and along Route 1</i> in order to encourage redevelopment of some sites and offer more housing choices.	42%	27%	7%	10%	15%
	69%			25%	

12. As stated earlier, there is the potential for a State over-ride of local zoning if less than 10 percent of Stratford's housing stock is deed-restricted as affordable. If Stratford does not require affordable housing as part of future residential development, we will get further and further behind in terms of meeting this threshold. One option is to require that a certain percentage of future residential development be deed-restricted as affordable in order to:
- catch up on the number of affordable units, or
 - not continue to fall behind on this threshold.

Answered 59
Skipped 14

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should require that any new residential development include affordable units or make other provision for affordable housing.	19%	39%	12%	17%	14%
	58%			31%	

Members Of Local Boards & Commissions

13. Affordable housing (whether deed-restricted or not) can occur through: - accessory apartments (accessory living units as part of existing single-family houses), or- two family houses (although some existing two-family houses may be challenged by the fact that they are not considered a permitted use in the zoning district they find themselves in).

Answered 60
Skipped 13

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should allow accessory apartments within existing single-family homes for people who want them.	28%	42%	10%	7%	13%
	70%			20%	
Stratford should legitimize the two-family housing that already exists in the community.	40%	40%	7%	5%	8%
	80%			13%	

14. Design of new housing development (including multi-family housing) can affect the perception of how it fits into the neighborhood and the community. Stratford already has design guidelines for buildings with 8 or more multi-family units.

Answered 60
Skipped 13

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should review existing design guidelines for new multi-family development to ensure that it will fit into the character of Stratford.	62%	23%	8%	2%	5%
	85%			7%	
Stratford should consider extending existing design guidelines to other multi-family developments (less than 8 units, affordable housing, etc.).	34%	41%	17%	3%	5%
	75%			8%	

Members Of Local Boards & Commissions

15. Businesses in Stratford (and elsewhere in the region) rely on the availability of housing affordable to their employees. Stratford could strengthen its ability to attract new economic development by having housing affordable to a wide variety of people. Answered 60
Skipped 13

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should have more housing options in order to have a housing stock that will attract businesses and thereby strengthen Stratford's tax base.	35%	27%	12%	15%	12%
	62%			27%	

16. Artists and arts organizations can sometimes be challenged by housing costs. Answered 60
Skipped 13

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should have more housing options to support artist, arts organizations, and local cultural opportunities.	32%	23%	22%	10%	13%
	55%			23%	

17. Are there any other strategies related to housing options / choices you feel Stratford should consider? Answered 22
Skipped 51

18. Are there any concerns you might have about new housing development (or changes in existing housing) in Stratford? Answered 25
Skipped 48

Members Of Local Boards & Commissions

19. What age group are you part of?

Answered 58
Skipped 15

Under 20 years old	0%
Age 20 to 34	5%
Age 35 to 54	29%
Age 55 to 64	38%
Age 65 to 79	28%
Age 80 or over	0%

20. What gender are you?

Answered 59
Skipped 14

Male	64%
Female	29%
Prefer not to answer / Other	7%

21. Which of the following best describes you?

Answered 56
Skipped 17

Asian or Pacific Islander	0%
Black or African American	7%
Native American or Alaskan Native	0%
White or Caucasian	86%
Multiracial or Biracial	2%
A race/ethnicity not listed here	5%

22. How many people are living in your household?

Answered 58
Skipped 15

One	19%
Two	43%
Three	7%
Four	17%
Five	10%
Six or more	3%

Members Of Local Boards & Commissions

23. So that we can better understand housing needs in Stratford, would you please tell us which category your combined household income falls (including social security, pensions, IRA withdrawals, and other sources of income)?

Answered 57
16
Skipped

No response	14%
Less than \$25,000 per year	0%
\$25,000 to \$50,000 per year	5%
\$50,000 to \$75,000 per year	9%
\$75,000 to \$100,000 per year	11%
\$100,000 to \$125,000 per year	14%
\$125,000 to \$150,000 per year	16%
\$150,000 to \$175,000 per year	9%
\$175,000 to \$200,000 per year	11%
\$200,000 or more per year	12%

24. Do you think you are currently spending more than 30 percent of your income on housing (rent, mortgage, utilities, real estate taxes, condominium fees, etc.)?

Answered 57
16
Skipped

Yes	49%
No	51%

25. Do you feel there may come a time when you may no longer be able to afford to live in Stratford?

Answered 59
14
Skipped

I am definitely concerned about affordability	29%
Affordability may become an issue for me	27%
Not Sure / No Opinion	12%
I do not think affordability will become an issue for me	25%
Affordability will definitely not be an issue	7%

26. Are there any other thoughts you would like to share with us today?

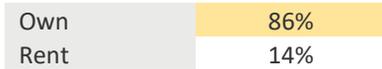
Answered 13
60
Skipped

Stratford Residents

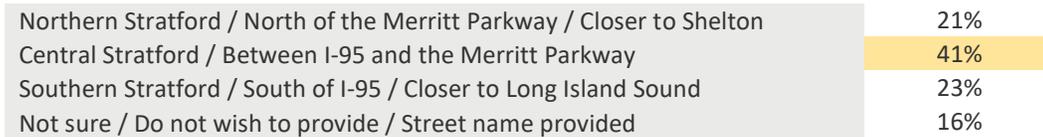
1. Do you currently live in Stratford? Answered 1047
Skipped 1



2. Do you own or rent your current residence in Stratford? Answered 965
Skipped 83



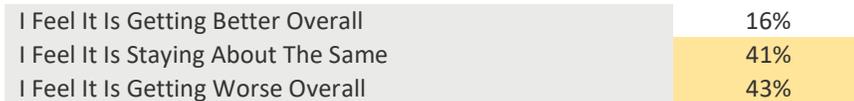
3. How would you describe the general area where you live? Answered 974
Skipped 74



4. How long have you lived in Stratford? Answered 975
Skipped 73



5. How do you feel about the overall quality of life in Stratford over the past few years? Answered 974
Skipped 74



Stratford Residents

6. Which of the following housing types: Answered 832
Skipped 216
- Have you lived in before? (check all that apply)
 - Do you live in today? (check one)
 - Might you live in at some time in the future? (check all that may apply)

While respondents had lived in a variety of housing types in the past, the majority live in a single-family house at the present time. A large number of respondents weren't sure what their housing might be in the future.

	Past	TODAY	Future
Single-Family House	369	655	158
2-4 Family Building	272	56	21
Townhouse	119	20	71
1-3 Story Multi-Unit Apartment Building (Studio, 1BR, etc.)	214	30	37
4+ Story Multi-Unit Apartment Building (Studio, 1BR, etc.)	112	5	30
1-3 Story Multi-Unit Condominium Building (Studio, 1BR, etc.)	111	26	55
4+ Story Multi-Unit Condominium Building (Studio, 1BR, etc.)	44	11	38
Dormitory / Fraternity / Sorority	215	0	10
Life Care Community / Assisted Living / Nursing Home	6	0	89
Other	15	6	16
Total	1,477	809	525
<i># Multiple / (# Missing) to get to 809</i>	<i>668</i>	<i>-</i>	<i>(284)</i>

7. Now, for each of these housing types, do you think Stratford currently has too little, too much, or just about the right amount of such housing? Answered 811
Skipped 237

Participants seemed most accepting of single-family homes (just about right"). The categories where participants were most likely to feel there was too little housing was townhouses and assisted living type situations ("too little"). The results also seem to indicate that participants tend to prefer condominiums over apartments and shorter buildings over taller buildings ("too much").

	Too Little	Just about Right	Too Much
Single-Family House	13%	80%	7%
2-4 Family Building	18%	61%	21%
Townhouse	27%	60%	13%
1-2 Story Multi-Unit Apartment Building (Studio, 1BR, etc.)	21%	48%	31%
3-4 Story Multi-Unit Apartment Building (Studio, 1BR, etc.)	17%	38%	45%
5+ Story Multi-Unit Apartment Building (Studio, 1BR, etc.)	15%	34%	51%
1-2 Story Multi-Unit Condominium Building (Studio, 1BR, etc.)	22%	56%	22%
3-4 Story Multi-Unit Condominium Building (Studio, 1BR, etc.)	15%	49%	36%
5+ Story Multi-Unit Condominium Building (Studio, 1BR, etc.)	13%	41%	46%
Dormitory / Fraternity / Sorority	19%	64%	18%
Life Care Community / Assisted Living / Nursing Home	37%	58%	6%
Other	30%	56%	14%

Stratford Residents

8. If you were going to be seeking new housing at this point in your life, how important do you feel the following factors would be in your decision?

Answered 826
Skipped 222

When ranked by the percent feeling “very important” or “somewhat important”, housing cost and affordability ranked fourth on the list behind crime rate, housing condition, and real estate taxes.

	Very Important	Somewhat Important	Not Sure / No Opinion	Not That Important	Not Very Important At All
1. Crime Rate	86%	12%	1%	0%	0%
2. Condition of Housing	83%	16%	0%	0%	0%
3. Real Estate Taxes	80%	16%	3%	1%	0%
4. Price / Affordability	78%	18%	1%	2%	1%
5. Town Amenities / Services	62%	32%	3%	2%	1%
6. Curb Appeal Of Housing	63%	32%	3%	1%	0%
7. Noise Levels	62%	29%	4%	4%	1%
8. Quality Of Schools	57%	15%	7%	8%	13%
9. Town Prestige	39%	36%	14%	8%	4%
10. Ped. / Bicycle Improvements	35%	36%	13%	10%	6%
11. 3-4 Bedrooms	42%	29%	7%	10%	12%
12. Close To Family / Friends	27%	46%	9%	15%	4%
13. Close To Parks / Rec. / Schools	25%	47%	6%	17%	5%
14. Close To Shopping / Services	21%	51%	6%	17%	5%
15. 1-2 Bedrooms	31%	29%	15%	12%	14%
16. Close To Work	21%	41%	8%	16%	13%
17. Close To Transit (bus, train, etc.)	15%	24%	12%	30%	18%
18. 5 Bedrooms Or More	4%	9%	14%	22%	51%

Stratford Residents

9. State law provides for an over-ride of local zoning for a specific development when:
- less than 10 percent of the communities housing stock is deed-restricted to be affordable, and
 - at least 30 percent of the housing units in the proposed development will be deed-restricted as affordable.
- Answered 692
Skipped 356

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should try to find ways to provide for more units of affordable housing so that we are less likely to be subject to State over-ride of local zoning	29%	29%	12%	14%	17%
	58%			31%	

10. The Stratford Housing Authority receives Federal funds to provide housing for: - lower income elderly/disabled, and- lower income families. The Housing Authority currently manages 514 units of such housing in Stratford.
- Answered 696
Skipped 352

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should support Housing Authority efforts to build more units to address the needs of lower income elderly / disabled persons.	38%	28%	8%	13%	14%
	66%			27%	
Stratford should support Housing Authority efforts to build more units to address the needs of lower income families.	27%	22%	10%	18%	23%
	49%			41%	

Stratford Residents

11. Multi-family housing (apartments or condominiums) can help provide housing choices and options for people seeking to downsize, live maintenance free, access amenities/services, or other needs including:

Answered 695
Skipped 353

- retired persons / "snow birds"
- "active adults" and "empty nesters"
- younger persons and families

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should revise the Zoning Regulations to enable opportunities <i>town-wide</i> to increase the number and variety of multi-family units.	21%	20%	11%	17%	31%
	41%			48%	
Stratford should allow multi-family residential buildings and mixed-use buildings <i>in the Town Center and along Route 1</i> in order to encourage redevelopment of some sites and offer more housing choices.	25%	27%	10%	14%	23%
	52%			37%	

12. As stated earlier, there is the potential for a State over-ride of local zoning if less than 10 percent of Stratford's housing stock is deed-restricted as affordable. If Stratford does not require affordable housing as part of future residential development, we will get further and further behind in terms of meeting this threshold. One option is to require that a certain percentage of future residential development be deed-restricted as affordable in order to:

Answered 695
Skipped 353

- catch up on the number of affordable units, or
- not continue to fall behind on this threshold.

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should require that any new residential development include affordable units or make other provision for affordable housing.	26%	32%	8%	13%	20%
	58%			33%	

Stratford Residents

13. Affordable housing (whether deed-restricted or not) can occur through: - accessory apartments (accessory living units as part of existing single-family houses), or- two family houses (although some existing two-family houses may be challenged by the fact that they are not considered a permitted use in the zoning district they find themselves in).

Answered 697
Skipped 351

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should allow accessory apartments within existing single-family homes for people who want them.	25%	34%	15%	11%	15%
	59%			26%	
Stratford should legitimize the two-family housing that already exists in the community.	33%	35%	17%	8%	7%
	68%			15%	

14. Design of new housing development (including multi-family housing) can affect the perception of how it fits into the neighborhood and the community. Stratford already has design guidelines for buildings with 8 or more multi-family units.

Answered 693
Skipped 355

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should review existing design guidelines for new multi-family development to ensure that it will fit into the character of Stratford.	57%	25%	8%	5%	5%
	82%			10%	
Stratford should consider extending existing design guidelines to other multi-family developments (less than 8 units, affordable housing, etc.).	31%	28%	23%	8%	10%
	59%			18%	

Stratford Residents

15. Businesses in Stratford (and elsewhere in the region) rely on the availability of housing affordable to their employees. Stratford could strengthen its ability to attract new economic development by having housing affordable to a wide variety of people.
- Answered 697
Skipped 351

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should have more housing options in order to have a housing stock that will attract businesses and thereby strengthen Stratford's tax base.	31%	32%	12%	15%	10%
	63%			25%	

16. Artists and arts organizations can sometimes be challenged by housing costs.
- Answered 691
Skipped 357

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should have more housing options to support artist, arts organizations, and local cultural opportunities.	30%	29%	15%	13%	13%
	59%			26%	

17. Are there any other strategies related to housing options / choices you feel Stratford should consider?
- Answered 194
Skipped 854

18. Are there any concerns you might have about new housing development (or changes in existing housing) in Stratford?
- Answered 265
Skipped 783

Stratford Residents

19. What age group are you part of?

Answered 689
Skipped 359

Under 20 years old	0%
Age 20 to 34	9%
Age 35 to 54	43%
Age 55 to 64	27%
Age 65 to 79	19%
Age 80 or over	2%

20. What gender are you?

Answered 689
Skipped 359

Male	30%
Female	62%
Prefer not to answer / Other	8%

21. Which of the following best describes you?

Answered 669
Skipped 379

Asian or Pacific Islander	1%
Black or African American	6%
Native American or Alaskan Native	0%
White or Caucasian	81%
Multiracial or Biracial	3%
A race/ethnicity not listed here	8%

22. How many people are living in your household?

Answered 682
Skipped 366

One	12%
Two	31%
Three	22%
Four	22%
Five	9%
Six or more	5%

Stratford Residents

23. So that we can better understand housing needs in Stratford, would you please tell us which category your combined household income falls (including social security, pensions, IRA withdrawals, and other sources of income)?

Answered 687
Skipped 361

No response	16%
Less than \$25,000 per year	5%
\$25,000 to \$50,000 per year	9%
\$50,000 to \$75,000 per year	12%
\$75,000 to \$100,000 per year	16%
\$100,000 to \$125,000 per year	13%
\$125,000 to \$150,000 per year	9%
\$150,000 to \$175,000 per year	8%
\$175,000 to \$200,000 per year	4%
\$200,000 or more per year	9%

24. Do you think you are currently spending more than 30 percent of your income on housing (rent, mortgage, utilities, real estate taxes, condominium fees, etc.)?

Answered 684
Skipped 364

No response	16%
Yes	67%
No	33%

25. Do you feel there may come a time when you may no longer be able to afford to live in Stratford?

Answered 690
Skipped 358

I am definitely concerned about affordability	38%
Affordability may become an issue for me	26%
Not Sure / No Opinion	14%
I do not think affordability will become an issue for me	16%
Affordability will definitely not be an issue	5%

26. Are there any other thoughts you would like to share with us today?

Answered 177
Skipped 871

Individuals

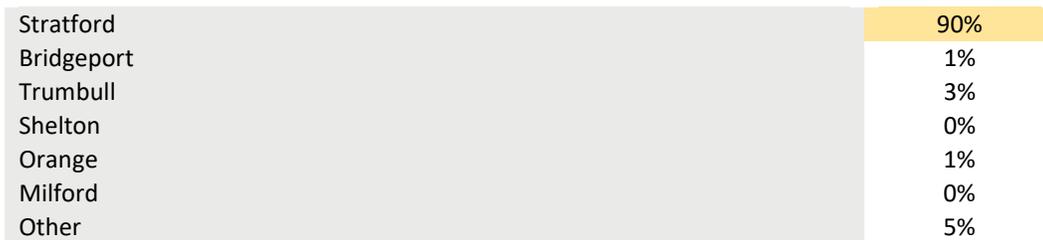
1. Do you currently live in Stratford? Answered 115
Skipped 0



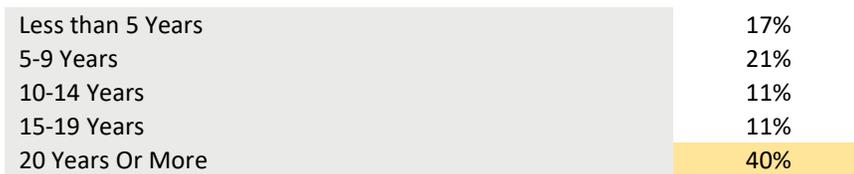
2. Do you own or rent your current residence in Stratford? Answered 103
Skipped 12



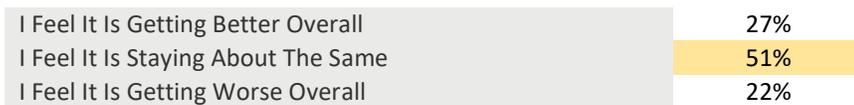
3. How would you describe the general area where you live? Answered 104
Skipped 11



4. How long have you lived at your current residence? Answered 104
Skipped 11



5. How do you perceive the overall quality of life in Stratford over the past few years? Answered 104
Skipped 11



Individuals

6. Which of the following housing types: Answered 86
Skipped 29
- Have you lived in before? (check all that apply)
 - Do you live in today? (check one)
 - Might you live in at some time in the future? (check all that may apply)

	Past	TODAY	Future
Single-Family House	43	67	24
2-4 Family Building	23	2	7
Townhouse	13	4	10
1-3 Story Multi-Unit Apartment Building (Studio, 1BR, etc.)	28	3	6
4+ Story Multi-Unit Apartment Building (Studio, 1BR, etc.)	16	0	5
1-3 Story Multi-Unit Condominium Building (Studio, 1BR, etc.)	13	4	10
4+ Story Multi-Unit Condominium Building (Studio, 1BR, etc.)	7	1	8
Dormitory / Fraternity / Sorority	32	0	0
Life Care Community / Assisted Living / Nursing Home	1	0	15
Other	3	0	2
Total	179	81	87
<i># Multiple / (# Missing) to get to 81</i>	<i>98</i>	<i>-</i>	<i>6</i>

7. Now, for each of these housing types, do you think Stratford currently has too little, too much, or just about the right amount of such housing? Answered 84
Skipped 31

	Too Little	Just about Right	Too Much
Single-Family House	13%	77%	10%
2-4 Family Building	29%	58%	13%
Townhouse	41%	55%	4%
1-2 Story Multi-Unit Apartment Building (Studio, 1BR, etc.)	35%	53%	11%
3-4 Story Multi-Unit Apartment Building (Studio, 1BR, etc.)	28%	50%	22%
5+ Story Multi-Unit Apartment Building (Studio, 1BR, etc.)	27%	45%	28%
1-2 Story Multi-Unit Condominium Building (Studio, 1BR, etc.)	26%	68%	5%
3-4 Story Multi-Unit Condominium Building (Studio, 1BR, etc.)	23%	55%	22%
5+ Story Multi-Unit Condominium Building (Studio, 1BR, etc.)	23%	49%	28%
Dormitory / Fraternity / Sorority	32%	60%	9%
Life Care Community / Assisted Living / Nursing Home	43%	57%	0%
Other	31%	69%	0%

Individuals

8. If you were going to be seeking new housing at this point in your life, how important do you feel the following factors would be in your decision? Answered 86
Skipped 29

Ranked by "% Very Important"	Very Important	Somewhat Important	Not Sure / No Opinion	Not That Important	Not Very Important
1. Condition of Housing	88%	10%	1%	0%	1%
2. Crime Rate	80%	18%	1%	0%	1%
3. Price / Affordability	80%	14%	1%	3%	1%
4. Real Estate Taxes	76%	19%	2%	0%	2%
5. Noise Levels	67%	24%	7%	1%	1%
6. Quality Of Schools	60%	15%	11%	10%	5%
7. Curb Appeal Of Housing	57%	36%	4%	2%	1%
8. Town Amenities / Services	57%	31%	5%	5%	2%
9. 3-4 Bedrooms	49%	28%	5%	9%	9%
10. Ped. / Bicycle Improvements	43%	40%	8%	2%	6%
11. Town Prestige	40%	34%	18%	5%	4%
12. Close To Parks / Rec. / Schools	37%	41%	9%	10%	2%
13. 1-2 Bedrooms	35%	25%	12%	19%	9%
14. Close To Family / Friends	31%	48%	12%	7%	2%
15. Close To Shopping / Services	31%	47%	9%	9%	3%
16. Close To Work	26%	41%	11%	16%	6%
17. Close To Transit (bus, train, etc.)	20%	32%	8%	26%	14%
18. 5 Bedrooms Or More	13%	10%	18%	18%	40%

Individuals

9. State law provides for an over-ride of local zoning for a specific development when: Answered 73
Skipped 42
- less than 10 percent of the communities housing stock is deed-restricted to be affordable, and
 - at least 30 percent of the housing units in the proposed development will be deed-restricted as affordable.

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should try to find ways to provide for more units of affordable housing so that we are less likely to be subject to State over-ride of local zoning	42%	25%	15%	3%	15%
	67%			18%	

10. The Stratford Housing Authority receives Federal funds to provide housing for: - lower income elderly/disabled, and- lower income families. The Housing Authority currently manages 514 units of such housing in Stratford. Answered 75
Skipped 40

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should support Housing Authority efforts to build more units to address the needs of lower income elderly / disabled persons.	37%	31%	11%	13%	8%
	68%			21%	
Stratford should support Housing Authority efforts to build more units to address the needs of lower income families.	31%	23%	18%	9%	19%
	54%			28%	

Individuals

11. Multi-family housing (apartments or condominiums) can help provide housing choices and options for people seeking to downsize, live maintenance free, access amenities/services, or other needs including:

Answered 75
Skipped 40

- retired persons / "snow birds"
- "active adults" and "empty nesters"
- younger persons and families

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should revise the Zoning Regulations to enable opportunities <i>town-wide</i> to increase the number and variety of multi-family units.	30%	23%	19%	11%	16%
	53%			27%	
Stratford should allow multi-family residential buildings and mixed-use buildings <i>in the Town Center and along Route 1</i> in order to encourage redevelopment of some sites and offer more housing choices.	32%	29%	16%	11%	12%
	61%			23%	

12. As stated earlier, there is the potential for a State over-ride of local zoning if less than 10 percent of Stratford's housing stock is deed-restricted as affordable. If Stratford does not require affordable housing as part of future residential development, we will get further and further behind in terms of meeting this threshold. One option is to require that a certain percentage of future residential development be deed-restricted as affordable in order to:

Answered 74
Skipped 41

- catch up on the number of affordable units, or
- not continue to fall behind on this threshold.

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should require that any new residential development include affordable units or make other provision for affordable housing.	36%	27%	19%	7%	11%
	63%			18%	

Individuals

13. Affordable housing (whether deed-restricted or not) can occur through: - accessory apartments (accessory living units as part of existing single-family houses), or- two family houses (although some existing two-family houses may be challenged by the fact that they are not considered a permitted use in the zoning district they find themselves in).

Answered 75
Skipped 40

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should allow accessory apartments within existing single-family homes for people who want them.	29%	37%	13%	11%	9%
	66%			20%	
Stratford should legitimize the two-family housing that already exists in the community.	40%	36%	17%	1%	5%
	76%			6%	

14. Design of new housing development (including multi-family housing) can affect the perception of how it fits into the neighborhood and the community. Stratford already has design guidelines for buildings with 8 or more multi-family units.

Answered 75
Skipped 40

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should review existing design guidelines for new multi-family development to ensure that it will fit into the character of Stratford.	58%	26%	8%	5%	3%
	84%			8%	
Stratford should consider extending existing design guidelines to other multi-family developments (less than 8 units, affordable housing, etc.).	40%	24%	20%	9%	7%
	64%			16%	

Individuals

15. Businesses in Stratford (and elsewhere in the region) rely on the availability of housing affordable to their employees. Stratford could strengthen its ability to attract new economic development by having housing affordable to a wide variety of people. Answered 73
Skipped 42

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should have more housing options in order to have a housing stock that will attract businesses and thereby strengthen Stratford's tax base.	41%	32%	14%	7%	7%
	73%			14%	

16. Artists and arts organizations can sometimes be challenged by housing costs. Answered 74
Skipped 41

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should have more housing options to support artist, arts organizations, and local cultural opportunities.	45%	22%	16%	12%	5%
	67%			17%	

17. Are there any other strategies related to housing options / choices you feel Stratford should consider? Answered 14
Skipped 101

18. Are there any concerns you might have about new housing development (or changes in existing housing) in Stratford? Answered 21
Skipped 94

Individuals

19. What age group are you part of?

Answered 74
Skipped 41

Under 20 years old	0%
Age 20 to 34	11%
Age 35 to 54	49%
Age 55 to 64	16%
Age 65 to 79	20%
Age 80 or over	4%

20. What gender are you?

Answered 75
Skipped 40

Male	25%
Female	64%
Prefer not to answer / Other	11%

21. Which of the following best describes you?

Answered 70
Skipped 45

Asian or Pacific Islander	1%
Black or African American	11%
Native American or Alaskan Native	1%
White or Caucasian	64%
Multiracial or Biracial	9%
A race/ethnicity not listed here	13%

22. How many people are living in your household?

Answered 73
Skipped 42

One	8%
Two	27%
Three	19%
Four	36%
Five	7%
Six or more	3%

Individuals

23. So that we can better understand housing needs in Stratford, would you please tell us which category your combined household income falls (including social security, pensions, IRA withdrawals, and other sources of income)?

Answered 687
Skipped 361

No response	3%
Less than \$25,000 per year	12%
\$25,000 to \$50,000 per year	14%
\$50,000 to \$75,000 per year	22%
\$75,000 to \$100,000 per year	14%
\$100,000 to \$125,000 per year	4%
\$125,000 to \$150,000 per year	3%
\$150,000 to \$175,000 per year	5%
\$175,000 to \$200,000 per year	8%
\$200,000 or more per year	15%

24. Do you think you are currently spending more than 30 percent of your income on housing (rent, mortgage, utilities, real estate taxes, condominium fees, etc.)?

Answered 45
Skipped 28

Yes	62%
No	38%

25. Do you feel there may come a time when you may no longer be able to afford to live in Stratford?

Answered 74
Skipped 41

I am definitely concerned about affordability	32%
Affordability may become an issue for me	31%
Not Sure / No Opinion	12%
I do not think affordability will become an issue for me	19%
Affordability will definitely not be an issue	5%

26. Are there any other thoughts you would like to share with us today?

Answered 17
Skipped 98

Local Organizations

1. What Organization Do You Represent? Answered 10
Skipped 0

Stratford Senior Services	Education
Stratford Parents' Place	Sterling House
Stratford Board of Education, School Readiness Preschool	Stratford Historical Society
Stratford Library / Square One Theatre Company	None (2)
Emerge, Inc.	

2. For each of these housing types, do you think Stratford currently has too little, too much, or just about the right amount of such housing? Answered 6
Skipped 4

	Too Little	Just about Right	Too Much
Single-Family House	0%	100%	0%
2-4 Family Building	40%	60%	0%
Townhouse	20%	80%	0%
1-2 Story Multi-Unit Apartment Building (Studio, 1BR, etc.)	33%	50%	17%
3-4 Story Multi-Unit Apartment Building (Studio, 1BR, etc.)	33%	17%	32%
5+ Story Multi-Unit Apartment Building (Studio, 1BR, etc.)	17%	33%	50%
1-2 Story Multi-Unit Condominium Building (Studio, 1BR, etc.)	60%	40%	0%
3-4 Story Multi-Unit Condominium Building (Studio, 1BR, etc.)	33%	33%	33%
5+ Story Multi-Unit Condominium Building (Studio, 1BR, etc.)	17%	50%	33%
Dormitory / Fraternity / Sorority	20%	80%	0%
Life Care Community / Assisted Living / Nursing Home	33%	67%	0%
Other	0%	100%	0%

Local Organizations

3. When seeking a place to live, how important do you feel the following factors would be for people served by your organization?

Answered 6
Skipped 4

	Very Important	Somewhat Important	Not Sure / No Opinion	Not That Important	Not Very Important
1. Price / Affordability	100%	0%	0%	0%	0%
2. Real Estate Taxes	100%	0%	0%	0%	0%
3. Crime Rate	83%	17%	0%	0%	0%
4. Condition of Housing	83%	17%	0%	0%	0%
5. Quality Of Schools	83%	17%	0%	0%	0%
6. Close To Parks / Rec. / Schools	67%	33%	0%	0%	0%
7. Close To Shopping / Services	67%	33%	0%	0%	0%
8. Town Amenities / Services	67%	33%	0%	0%	0%
9. Curb Appeal Of Housing	50%	50%	0%	0%	0%
10. Ped. / Bicycle Improvements	17%	83%	0%	0%	0%
11. 1-2 Bedrooms	67%	17%	17%	0%	0%
12. Close To Transit (bus, train, etc.)	67%	17%	0%	17%	0%
13. Noise Levels	50%	33%	17%	0%	0%
14. Town Prestige	50%	33%	17%	0%	0%
15. 3-4 Bedrooms	33%	50%	17%	0%	0%
16. Close To Family / Friends	50%	0%	17%	33%	0%
17. Close To Work	0%	50%	0%	50%	0%
18. 5 Bedrooms Or More	17%	17%	0%	17%	50%

Local Organizations

4. State law provides for an over-ride of local zoning for a specific development when: Answered 6
Skipped 4
- less than 10 percent of the communities housing stock is deed-restricted to be affordable, and
 - at least 30 percent of the housing units in the proposed development will be deed-restricted as affordable.

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should try to find ways to provide for more units of affordable housing so that we are less likely to be subject to State over-ride of local zoning	17%	50%	17%	0%	17%
	67%			17%	

5. The Stratford Housing Authority receives Federal funds to provide housing for: - lower income elderly/disabled, and- lower income families. The Housing Authority currently manages 514 units of such housing in Stratford. Answered 6
Skipped 4

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should support Housing Authority efforts to build more units to address the needs of lower income elderly / disabled persons.	33%	50%	17%	0%	0%
	83%			0%	
Stratford should support Housing Authority efforts to build more units to address the needs of lower income families.	33%	33%	17%	0%	17%
	67%			17%	

Local Organizations

6. Multi-family housing (apartments or condominiums) can help provide housing choices and options for people seeking to downsize, live maintenance free, access amenities/services, or other needs including:

Answered 6
Skipped 4

- retired persons / "snow birds"
- "active adults" and "empty nesters"
- younger persons and families

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should revise the Zoning Regulations to enable opportunities <i>town-wide</i> to increase the number and variety of multi-family units.	33%	17%	17%	17%	17%
	50%			33%	
Stratford should allow multi-family residential buildings and mixed-use buildings <i>in the Town Center and along Route 1</i> in order to encourage redevelopment of some sites and offer more housing choices.	17%	33%	17%	0%	33%
	50%			33%	

7. As stated earlier, there is the potential for a State over-ride of local zoning if less than 10 percent of Stratford's housing stock is deed-restricted as affordable. If Stratford does not require affordable housing as part of future residential development, we will get further and further behind in terms of meeting this threshold. One option is to require that a certain percentage of future residential development be deed-restricted as affordable in order to:

Answered 6
Skipped 4

- catch up on the number of affordable units, or
- not continue to fall behind on this threshold.

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should require that any new residential development include affordable units or make other provision for affordable housing.	17%	33%	17%	33%	0%
	50%			33%	

Local Organizations

8. Affordable housing (whether deed-restricted or not) can occur through: - accessory apartments (accessory living units as part of existing single-family houses), or- two family houses (although some existing two-family houses may be challenged by the fact that they are not considered a permitted use in the zoning district they find themselves in).

Answered 6
Skipped 4

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should allow accessory apartments within existing single-family homes for people who want them.	33%	17%	33%	0%	17%
	50%			17%	
Stratford should legitimize the two-family housing that already exists in the community.	33%	33%	17%	0%	17%
	67%			17%	

9. Design of new housing development (including multi-family housing) can affect the perception of how it fits into the neighborhood and the community. Stratford already has design guidelines for buildings with 8 or more multi-family units.

Answered 6
Skipped 4

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should review existing design guidelines for new multi-family development to ensure that it will fit into the character of Stratford.	80%	20%	0%	0%	0%
	100%			0%	
Stratford should consider extending existing design guidelines to other multi-family developments (less than 8 units, affordable housing, etc.).	83%	17%	0%	0%	0%
	100%			0%	

Local Organizations

10. Businesses in Stratford (and elsewhere in the region) rely on the availability of housing affordable to their employees. Stratford could strengthen its ability to attract new economic development by having housing affordable to a wide variety of people. Answered 6
Skipped 4

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should have more housing options in order to have a housing stock that will attract businesses and thereby strengthen Stratford’s tax base.	33%	17%	33%	0%	17%
	50%			17%	

11. Artists and arts organizations can sometimes be challenged by housing costs. Answered 6
Skipped 4

	Strongly Agree	Somewhat Agree	Not Sure	Somewhat Disagree	Strongly Disagree
Stratford should have more housing options to support artist, arts organizations, and local cultural opportunities.	50%	33%	0%	0%	17%
	83%			17%	

12. Are there any other strategies related to housing options / choices you feel Stratford should consider? Answered 2
Skipped 8

13. Are there any concerns you might have about new housing development (or changes in existing housing) in Stratford? Answered 4
Skipped 6

14. Are there any other thoughts you would like to share with us today? Answered 2
Skipped 8